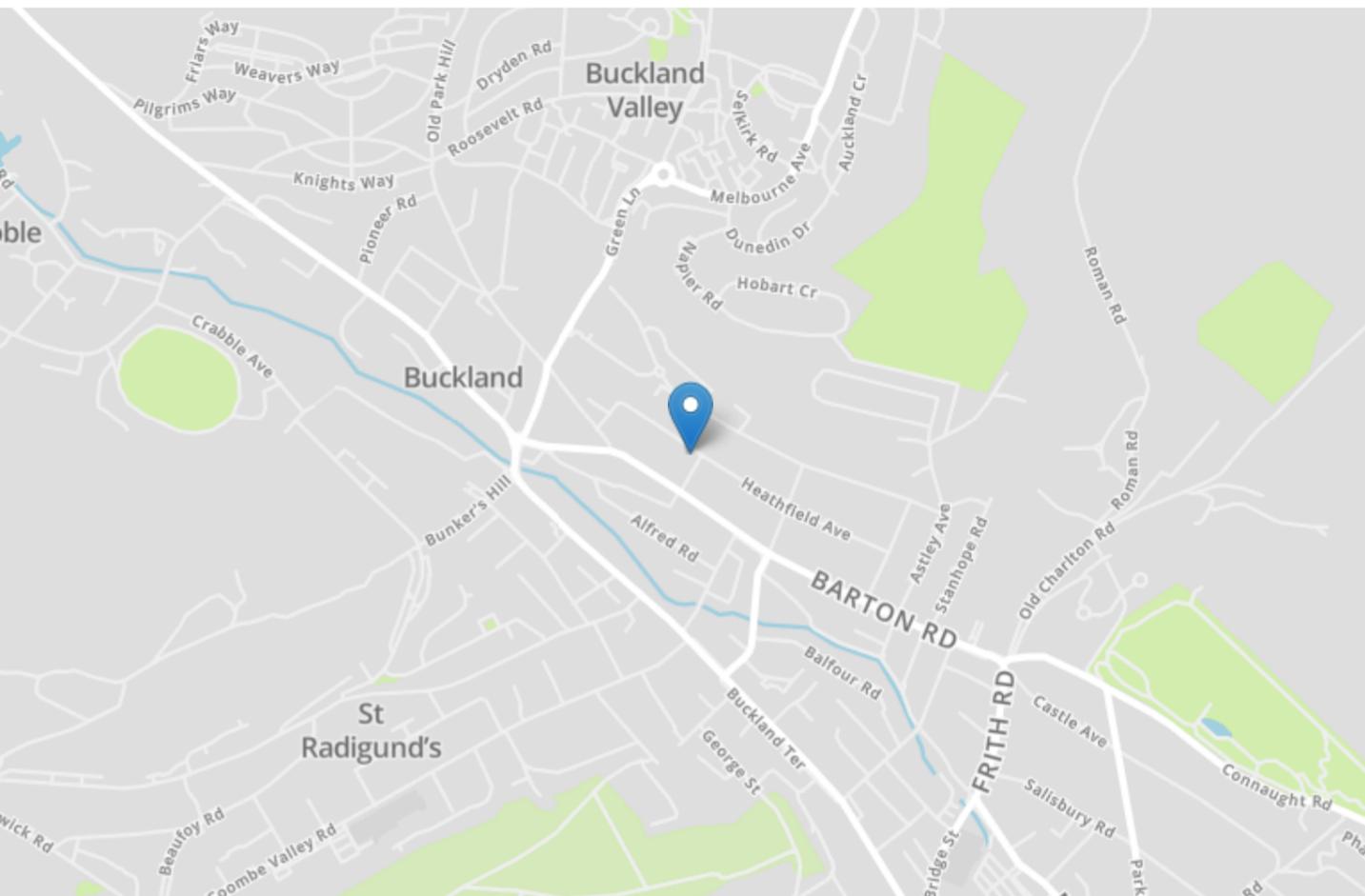


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



161 Heathfield Avenue

Dover
CT16 2PD

£220,000 FREEHOLD

Draft Details... No Chain | Large Four Bedroom Family Home | Two Bathrooms | Generous Size Sunny Rear Garden | Close Proximity To A Number Of Schools & Shops | Burnap + Abel are delighted to offer onto the market this fantastic four bedroom family home situated in the highly sought after Heathfield Ave, Dover. The accommodation is arranged over three floors ensuring ample space for the entire family and boasts an open plan lounge/kitchen, four double bedrooms and two bathrooms. Additional benefits include a generous size sunny rear garden, double glazing and gas central heating. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town. For your chance to view, call sole agent Burnap + Abel now on 01304 279107.



Lounge

12' 0" x 9' 9" (3.66m x 2.97m) Double glazed bay fronted windows, radiator and carpeted floor.

Kitchen

12' 0" x 9' 9" (3.66m x 2.97m) A mix of wall and base units, space for fridge freezer, washing machine, tumble dryer and integrated cooker. Wall mounted boiler (in cupboard) and double glazed window.

Shower Room

Walk in shower cubicle with electric shower, low level W.C., wash hand basin, heated towel rail and a frosted double glazed window.

Bedroom Two

12' 0" x 9' 11" (3.66m x 3.02m) Large double bedroom with carpeted floor, radiator and double glazed bay fronted windows.

Bedroom Three

10' 0" x 9' 3" (3.05m x 2.82m) Double bedroom with carpeted floor, radiator, double glazed window/door to the garden and access to the en suite.

En Suite

8' 0" x 4' 3" (2.44m x 1.30m) Bath with shower attachment, low level W.C., wash hand basin, heated towel rail and double glazed window.

Bedroom one

12' 0" x 10' 1" (3.66m x 3.07m) Double bedroom with carpeted floor, radiator and two double glazed windows.

Bedroom Four

10' 0" x 7' 0" (3.05m x 2.13m) A generous size fourth bedroom with carpeted floor, radiator and double glazed window.

Garden

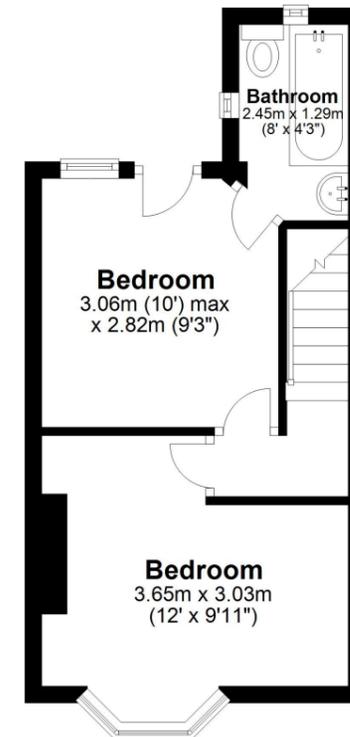
A generous size sunny rear garden with lawn and paved seating areas.

Area information

Heathfield Avenue is a well regarded and popular area with a variety of shops and schools all within walking distance of the house. There is also good road access and a regular bus service (nearby) into town, making it ideal for the commute to work or school run.

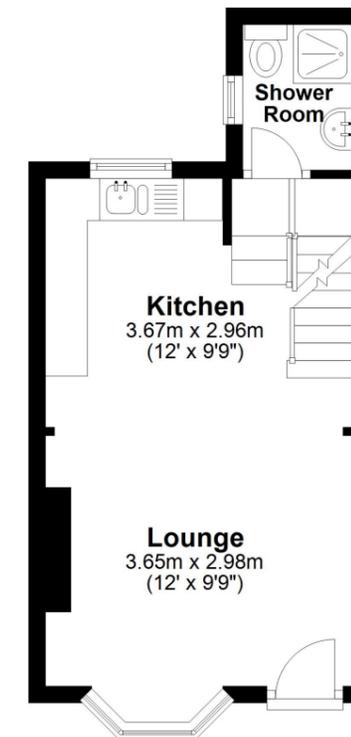
Lower Ground Floor

Approx. 24.7 sq. metres (265.7 sq. feet)



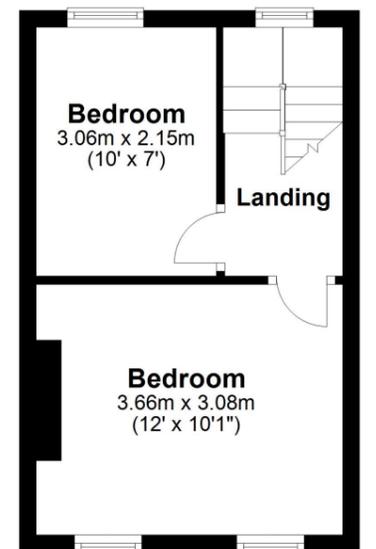
Ground Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



First Floor

Approx. 22.7 sq. metres (243.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

